



### Summary

Available SF: 3,250 SF  
 Lease Type: NNN  
 Lease Rate: Contact Broker

### Property Highlights

- 3,250 SF flex condo in Ashburn
- Two-story layout with office, warehouse, great showroom space with high-end finishes
- Drive-in warehouse bay
- Finished office space on second floor
- Ample parking with quick access to Route 7, Route 28, and the Dulles Greenway

### Demographics

#### 2 Mile

#### 5 Mile

#### 10 Mile

Total Households:	11,313	78,455	203,311
Total Population:	29,272	230,724	592,138
Average HH Income:	\$168,105	\$182,586	\$188,556

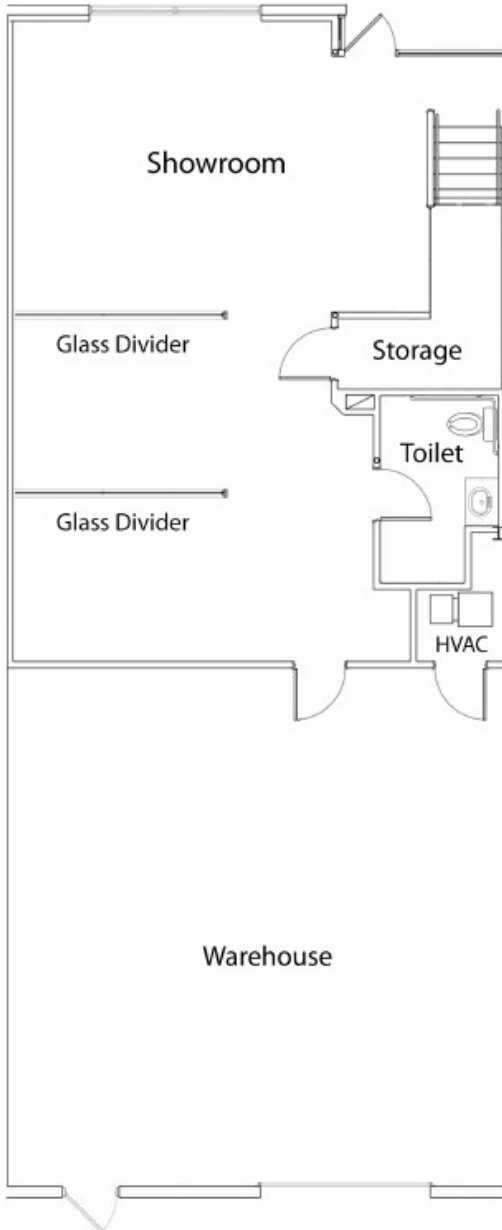
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**Oyku Hanna**

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Floor Plan



**01 Lower Level Plan**

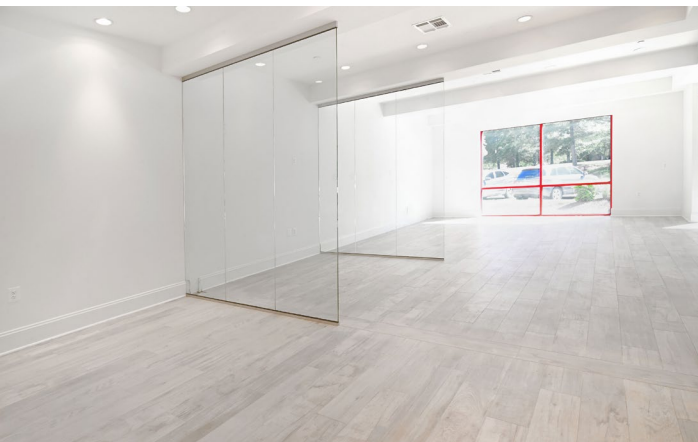


**02 Upper Level Plan**

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Photos



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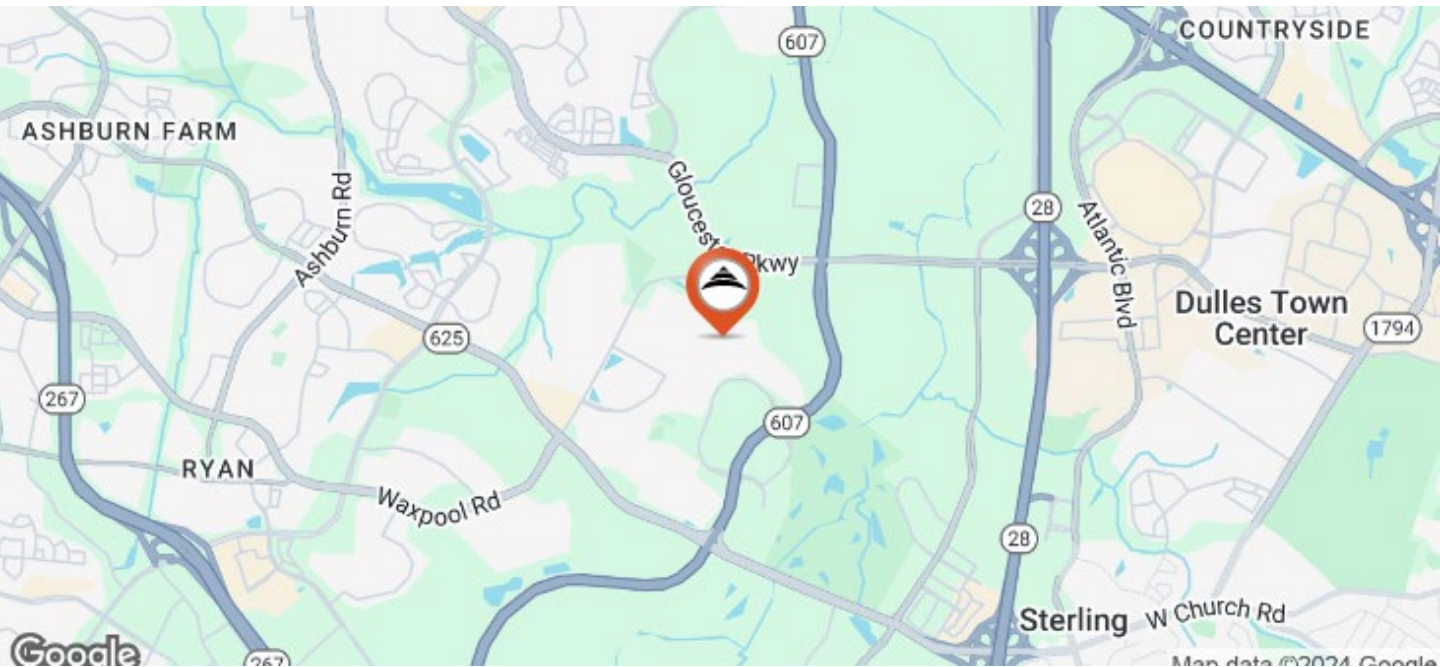
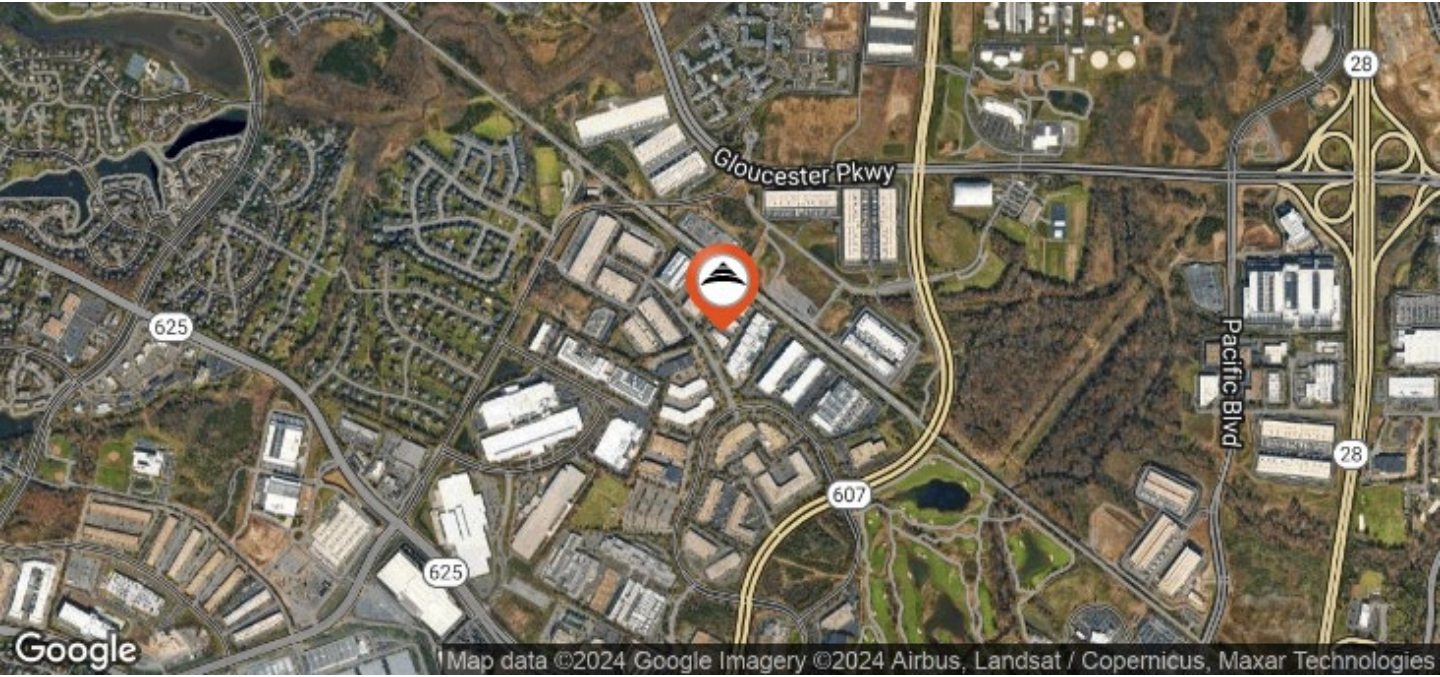
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Maps



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